HOUSING MARKET INFORMATION

HOUSING NOW
Greater Toronto Area

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: March 2010

New Home Market

Housing Starts Bounce Back in February

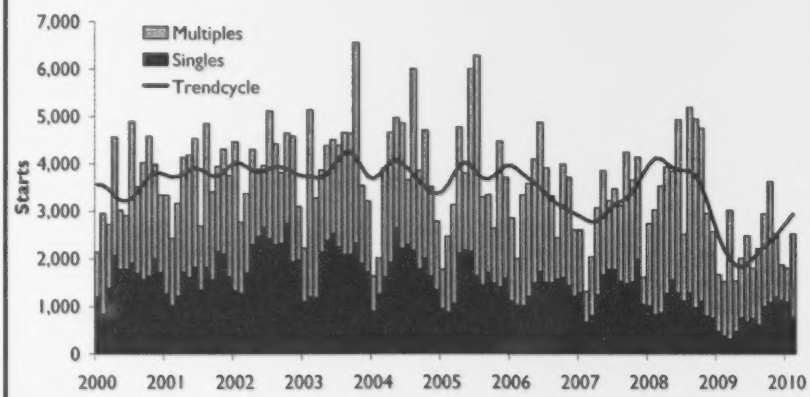
New home construction in the Greater Toronto Area (GTA) came back to life in February, recording 2,514 housing starts during the month. The February total represents a 65 per cent increase from the level recorded in the same month in 2009.

The single-detached segment has seen the greatest rebound – starts in the first two months of 2010 are more than double the amount registered during the same period last year.

Starts for both condominium and rental apartment projects in the city provided a boost for new construction in the GTA last month. After a couple of weak months, high rise construction bounced back to

Figure 1

Greater Toronto Area Housing Starts



Source: CMHC

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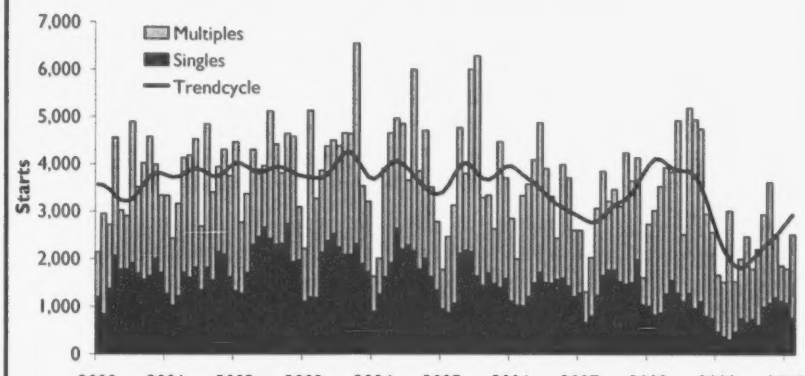
Starts for both condominium and rental apartment projects in the city provided a boost for new construction in the GTA last month. After a couple of weak months, high rise construction bounced back to

Figure 1

Greater Toronto Area Housing Starts



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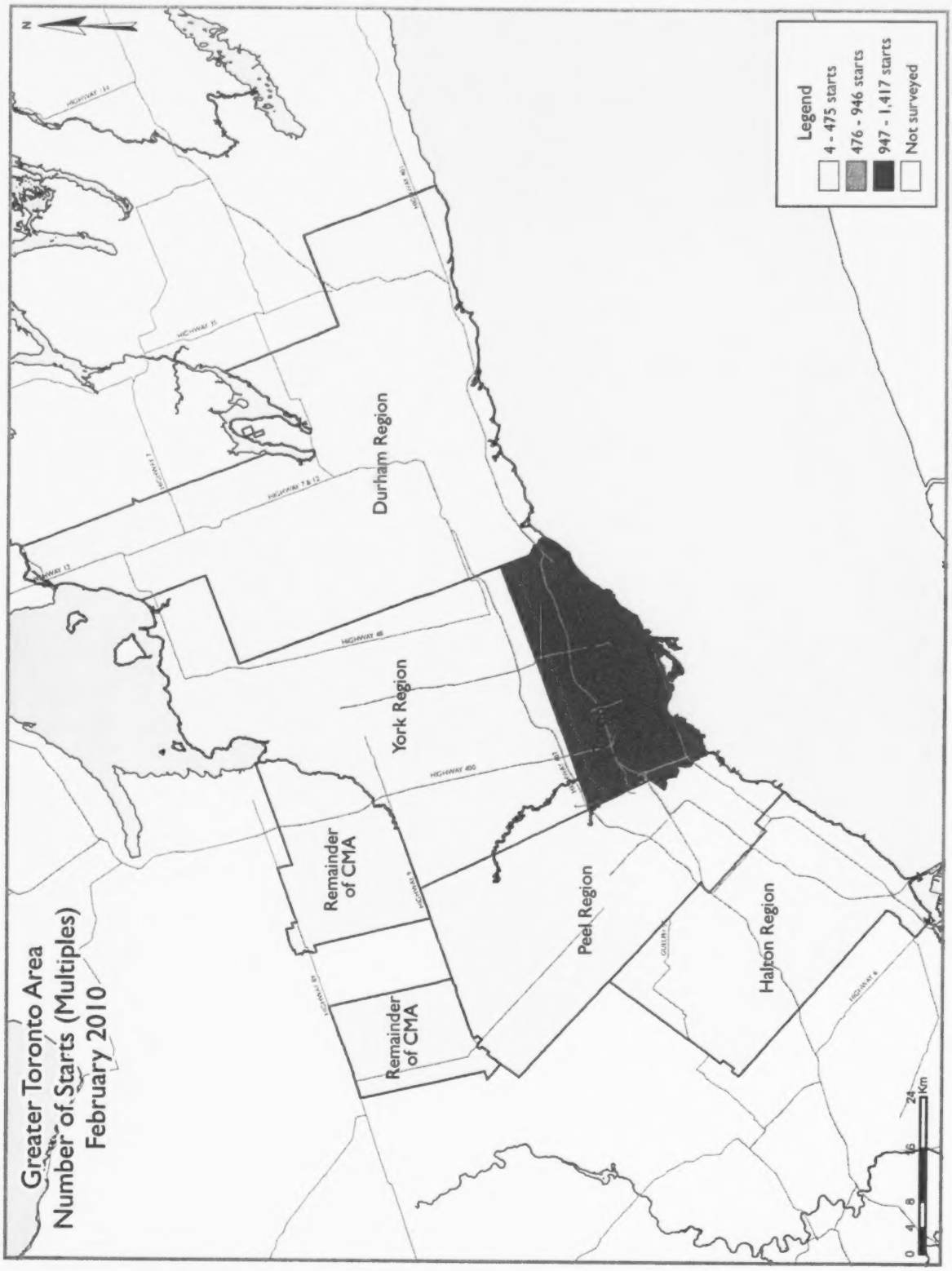
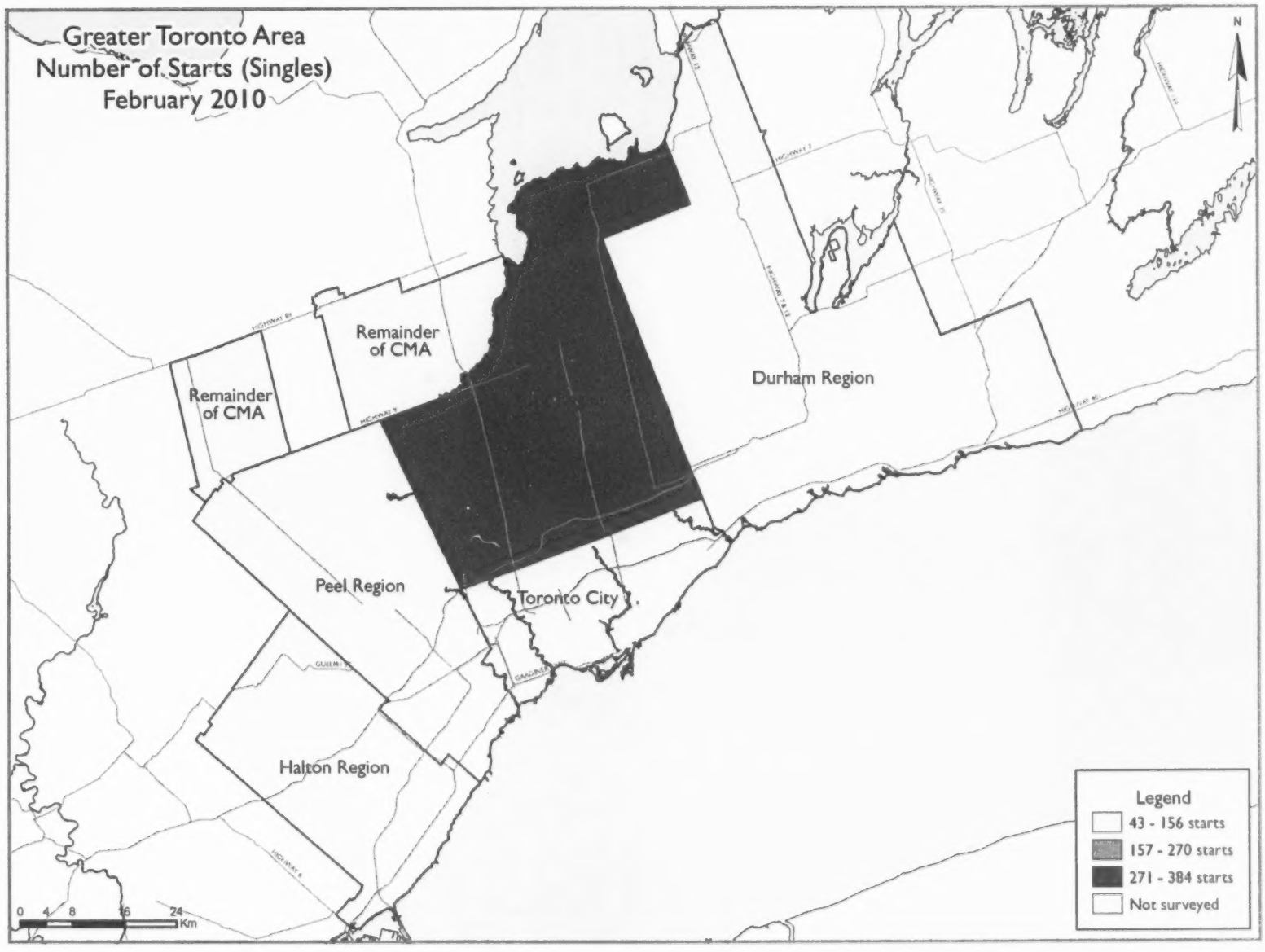
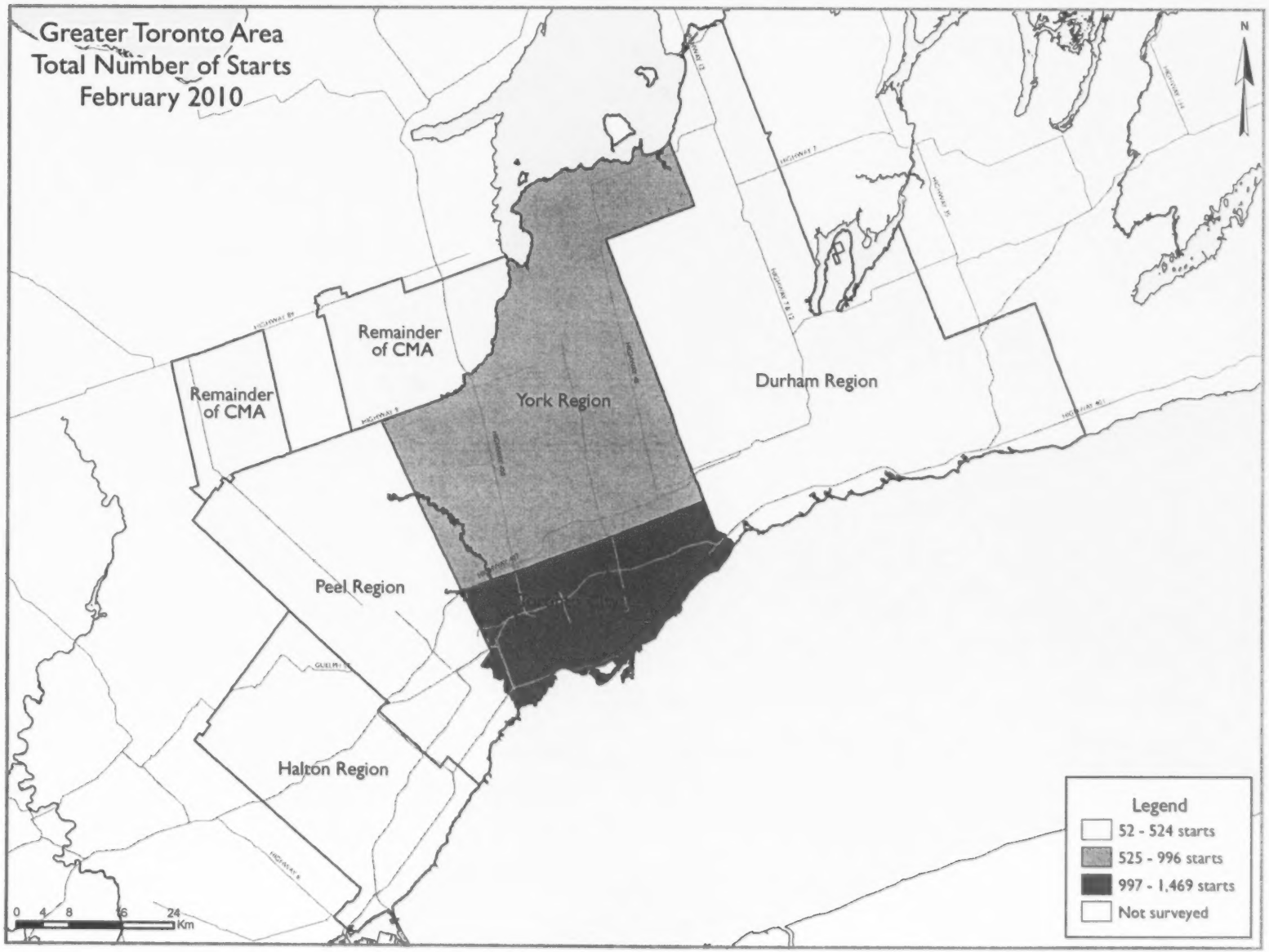
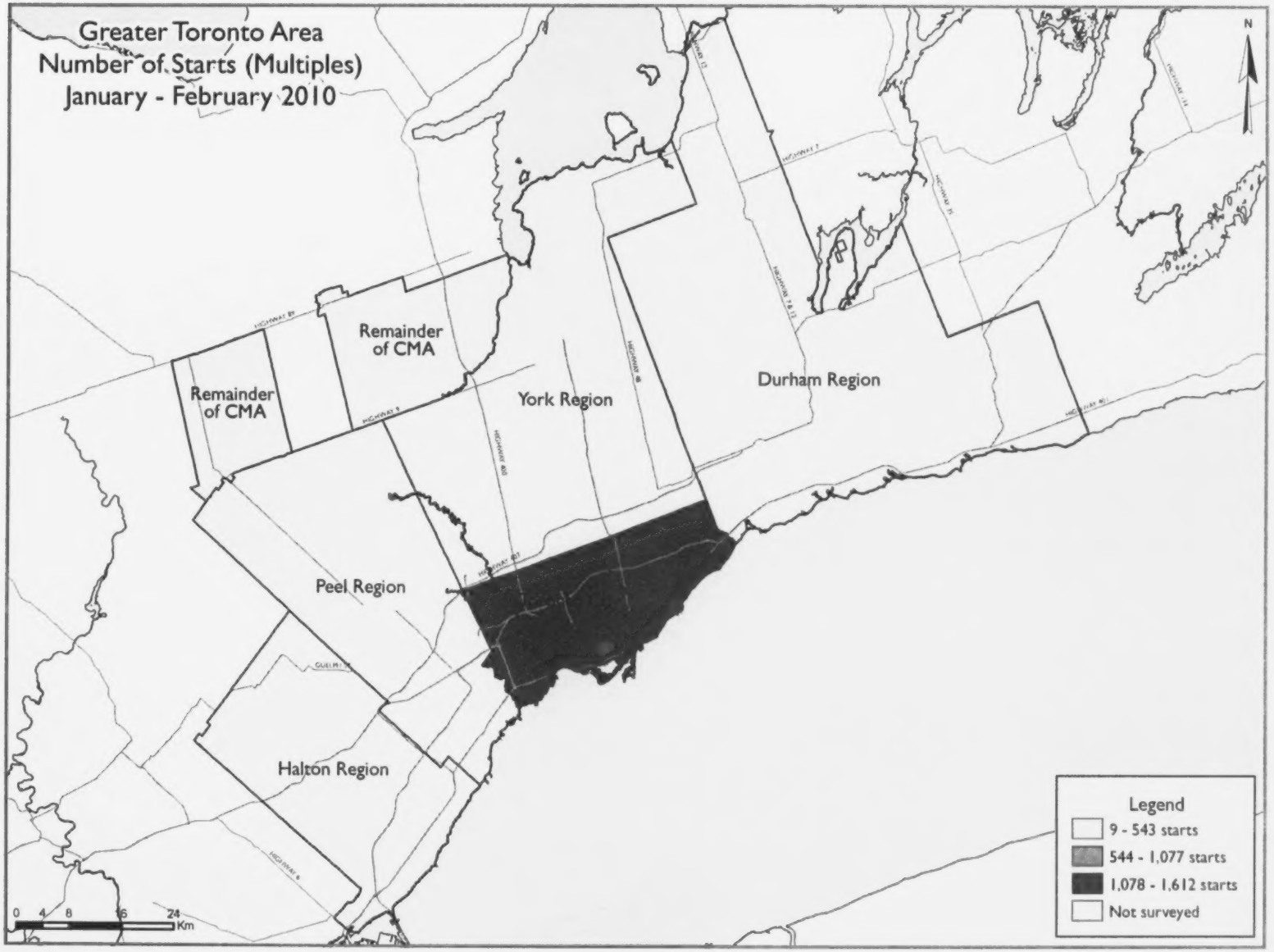
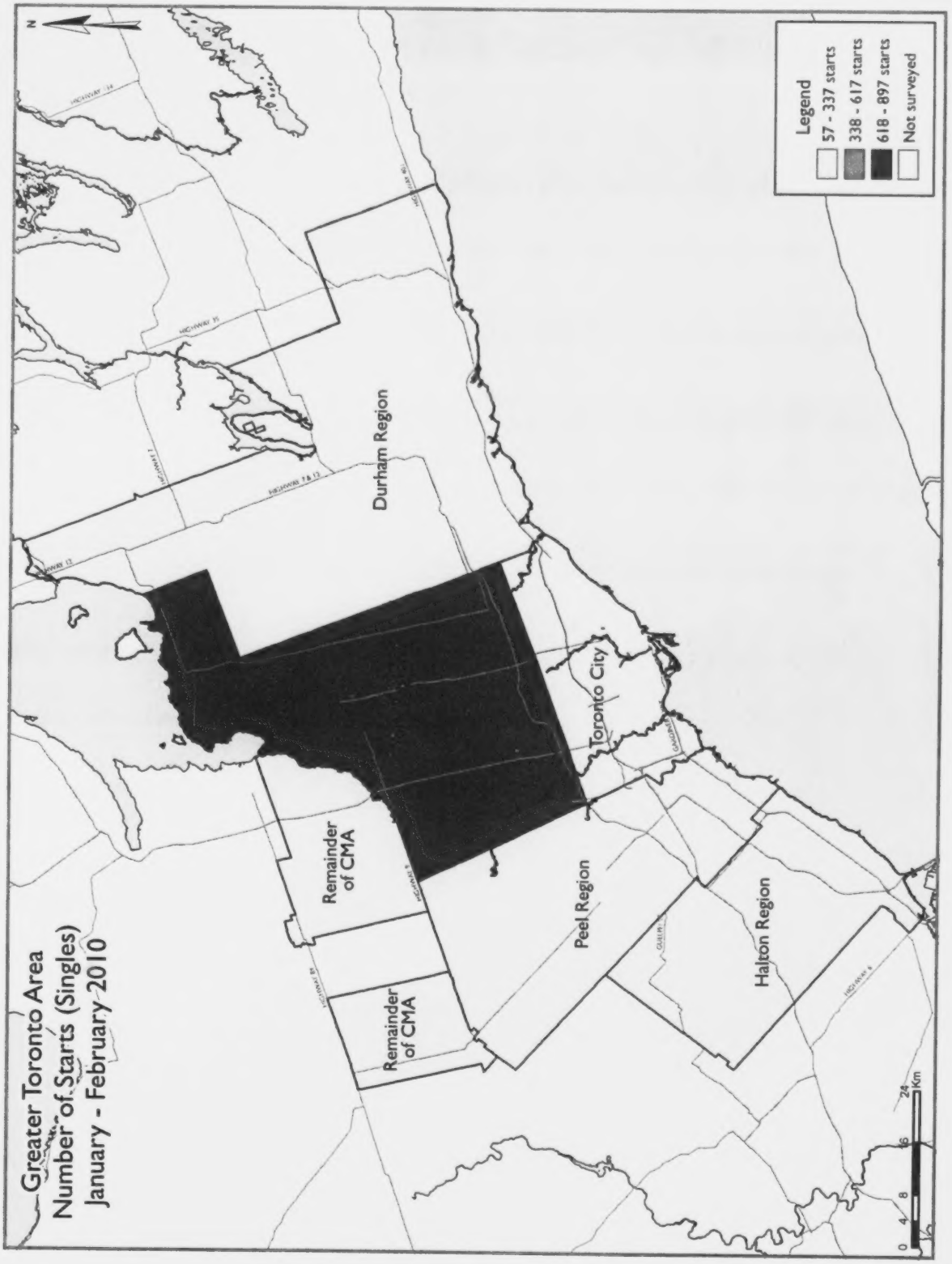
trend levels, providing over half of all starts in February. On average, housing starts are expected to remain near the current level for the remainder of the year. The strength in housing demand has brought unsold inventory down to more normal levels, which should continue to support a healthy amount of new construction.

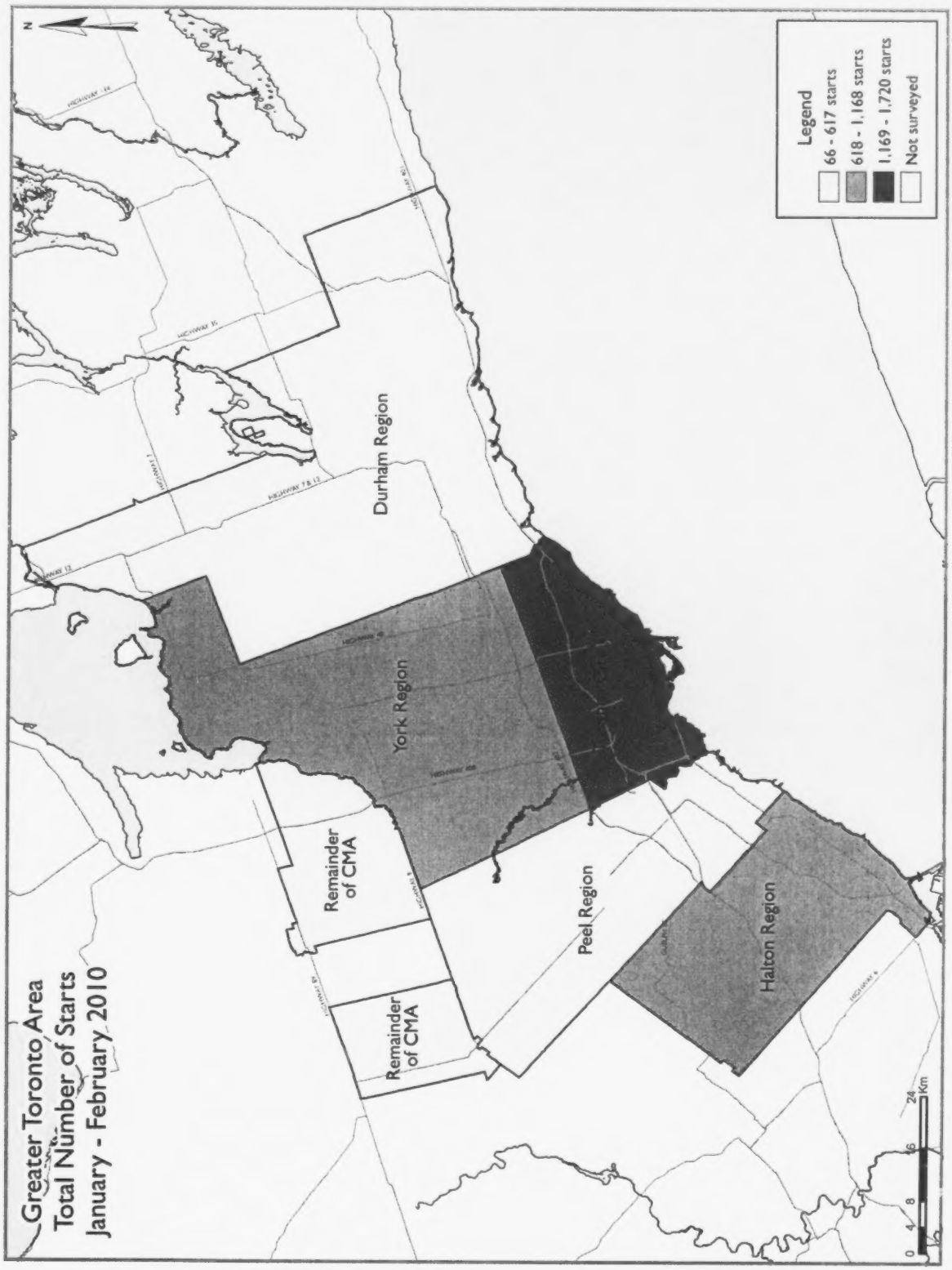

Greater Toronto Area
Number of Starts (Multiples)
February 2010
Legend
4 - 475 starts
476 - 946 starts
947 - 1,417 starts
Not surveyed
Durham Region
York Region
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 7 & 12
HIGHWAY 48
HIGHWAY 400
HIGHWAY 6
0 4 8 16 24 Km


Greater Toronto Area
Number of Starts (Singles)
February 2010
N
Remainder of CMA
Remainder of CMA
Durham Region
Peel Region
Toronto City
Halton Region
0 4 8 16 24
Km
Legend
43 - 156 starts
157 - 270 starts
271 - 384 starts
Not surveyed


Greater Toronto Area
Total Number of Starts
February 2010
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Halton Region
0 4 8 16 24
Km
Legend
52 - 524 starts
525 - 996 starts
997 - 1,469 starts
Not surveyed


Greater Toronto Area
Number of Starts (Multiples)
January - February 2010
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Halton Region
0 4 8 16 24
Km
Legend
9 - 543 starts
544 - 1,077 starts
1,078 - 1,612 starts
Not surveyed


Greater Toronto Area
Number of Starts (Singles)
January - February 2010
Legend
57 - 337 starts
338 - 617 starts
618 - 897 starts
Not surveyed
N
Durham Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0
4
8
16
24
Km


Greater Toronto Area
Total Number of Starts
January - February 2010
Legend
66 - 617 starts
618 - 1,168 starts
1,169 - 1,720 starts
Not surveyed
Durham Region
York Region
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0 4 8 16 24 Km

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby
Remainder of CMA	Bradford / West Gwliimbury, Town of Mono, New Techumseth, Orangeville

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby
Remainder of CMA	Bradford / West Gwliimbury, Town of Mono, New Techumseth, Orangeville

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

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1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
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2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
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3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Toronto CMA
February 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2010	696	72	236	7	83	694	0	654	2,442
February 2009	348	50	107	16	76	830	0	0	1,427
% Change	100.0	44.0	120.6	-56.3	9.2	-16.4	n/a	n/a	71.1
Year-to-date 2010	1,643	202	377	7	127	844	0	697	3,897
Year-to-date 2009	799	274	279	16	106	1,499	0	10	2,983
% Change	105.6	-26.3	35.1	-56.3	19.8	-43.7	n/a	**	30.6
UNDER CONSTRUCTION									
February 2010	6,892	1,210	2,611	83	875	34,032	8	3,124	48,865
February 2009	6,433	1,808	2,305	81	1,403	34,883	16	1,754	48,683
% Change	7.1	-33.1	13.3	2.5	-37.6	-2.4	-50.0	78.1	0.4
COMPLETIONS									
February 2010	655	190	57	1	13	449	0	140	1,505
February 2009	724	144	125	2	67	1,891	0	1	2,954
% Change	-9.5	31.9	-54.4	-50.0	-80.6	-76.3	n/a	**	-49.1
Year-to-date 2010	1,269	352	123	10	31	1,600	0	225	3,610
Year-to-date 2009	1,631	304	415	7	187	2,682	0	24	5,250
% Change	-22.2	15.8	-70.4	42.9	-83.4	-40.3	n/a	**	-31.2
COMPLETED & NOT ABSORBED									
February 2010	424	28	92	3	20	361	26	234	1,188
February 2009	634	57	101	0	32	291	16	31	1,162
% Change	-33.1	-50.9	-8.9	n/a	-37.5	24.1	62.5	**	2.2
ABSORBED									
February 2010	647	189	82	1	14	467	0	24	1,424
February 2009	691	134	125	2	60	1 876	0	91	2,979
% Change	-6.4	41.0	-34.4	-50.0	-76.7	-75.1	n/a	-73.6	-52.2
Year-to-date 2010	1,269	361	169	12	32	1,534	0	25	3,402
Year-to-date 2009	1,602	302	398	7	176	2,684	0	108	5,277
% Change	-20.8	19.5	-57.5	71.4	-81.8	-42.8	n/a	-76.9	-35.5

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Oshawa CMA February 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2010	83	0	0	0	0	0	0	0	83
February 2009	19	0	0	0	0	0	0	0	19
% Change	**	n/a	n/a	n/a	n/a	n/a	n/a	n/a	**
Year-to-date 2010	208	0	0	0	0	0	0	0	208
Year-to-date 2009	52	0	0	0	0	0	0	0	52
% Change	**	n/a	n/a	n/a	n/a	n/a	n/a	n/a	**
UNDER CONSTRUCTION									
February 2010	723	4	64	0	94	18	0	42	945
February 2009	845	2	172	0	131	155	0	3	1,308
% Change	-14.4	100.0	-62.8	n/a	-28.2	-88.4	n/a	**	-27.8
COMPLETIONS									
February 2010	65	0	0	0	6	0	0	0	71
February 2009	86	0	17	0	0	0	0	0	103
% Change	-24.4	n/a	-100.0	n/a	n/a	n/a	n/a	n/a	-31.1
Year-to-date 2010	134	0	8	0	12	0	3	0	157
Year-to-date 2009	167	0	36	0	19	0	0	0	222
% Change	-19.8	n/a	-77.8	n/a	-36.8	n/a	n/a	n/a	-29.3
COMPLETED & NOT ABSORBED									
February 2010	7	0	6	0	10	60	0	0	83
February 2009	28	0	32	0	31	54	0	0	145
% Change	-75.0	n/a	-81.3	n/a	-67.7	11.1	n/a	n/a	-42.8
ABSORBED									
February 2010	67	0	1	0	9	0	0	0	77
February 2009	88	0	18	0	5	0	0	0	111
% Change	-23.9	n/a	-94.4	n/a	80.0	n/a	n/a	n/a	-30.6
Year-to-date 2010	136	0	9	0	15	1	3	0	164
Year-to-date 2009	173	0	35	0	30	0	0	0	238
% Change	-21.4	n/a	-74.3	n/a	-50.0	n/a	n/a	n/a	-31.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1c: Housing Activity Summary of Greater Toronto Area
February 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2010	747	96	233	2	88	694	0	654	2,514
February 2009	365	52	96	0	93	830	0	82	1,518
% Change	104.7	84.6	142.7	n/a	-5.4	-16.4	n/a	**	65.6
Year-to-date 2010	1,817	240	388	2	143	1,026	0	697	4,313
Year-to-date 2009	829	268	268	0	123	1,499	0	192	3,179
% Change	119.2	-10.4	44.8	n/a	16.3	-31.6	n/a	**	35.7
UNDER CONSTRUCTION									
February 2010	7,538	1,312	2,614	34	1,025	34,557	8	3,400	50,518
February 2009	7,366	1,806	2,455	60	1,734	35,454	16	1,839	50,730
% Change	2.3	-27.4	6.5	-43.3	-40.9	-2.5	-50.0	84.9	-0.4
COMPLETIONS									
February 2010	727	198	44	0	27	449	0	140	1,585
February 2009	815	144	142	4	73	1,891	0	1	3,070
% Change	-10.8	37.5	-69.0	-100.0	-63.0	-76.3	n/a	**	-48.4
Year-to-date 2010	1,397	352	114	7	49	1,542	3	225	3,689
Year-to-date 2009	1,805	308	457	10	212	2,682	0	24	5,498
% Change	-22.6	14.3	-75.1	-30.0	-76.9	-42.5	n/a	**	-32.9
COMPLETED & NOT ABSORBED									
February 2010	434	35	103	3	36	408	26	234	1,279
February 2009	663	65	136	0	64	345	16	31	1,320
% Change	-34.5	-46.2	-24.3	n/a	-43.8	18.3	62.5	**	-3.1
ABSORBED									
February 2010	701	190	69	0	30	469	0	24	1,483
February 2009	784	135	145	4	71	1 876	0	91	3,106
% Change	-10.6	40.7	-52.4	-100.0	-57.7	-75.0	n/a	-73.6	-52.3
Year-to-date 2010	1,379	354	160	9	52	1,503	3	25	3,485
Year-to-date 2009	1,782	314	454	10	212	2,684	0	108	5,564
% Change	-22.6	12.7	-64.8	-10.0	-75.5	-44.0	n/a	-76.9	-37.4

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
February 2010	52	4	65	0	0	694	0	654	1,469
February 2009	38	2	47	0	0	830	0	0	917
York Region									
February 2010	384	50	100	0	9	0	0	0	543
February 2009	143	16	33	0	0	0	0	0	192
Peel Region									
February 2010	130	14	37	2	59	0	0	0	242
February 2009	61	2	0	0	76	0	0	0	139
Halton Region									
February 2010	81	28	27	0	20	0	0	0	156
February 2009	84	32	16	0	17	0	0	82	231
Durham Region									
February 2010	100	0	4	0	0	0	0	0	104
February 2009	39	0	0	0	0	0	0	0	39
Toronto CMA									
February 2010	696	72	236	7	83	694	0	654	2,442
February 2009	348	50	107	16	76	830	0	0	1,427
Oshawa CMA									
February 2010	83	0	0	0	0	0	0	0	83
February 2009	19	0	0	0	0	0	0	0	19
Greater Toronto Area									
February 2010	747	96	233	2	88	694	0	654	2,514
February 2009	365	52	96	0	93	830	0	82	1,518

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket February 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
February 2010	938	124	598	0	53	26,572	8	2,548	30,870
February 2009	1,106	376	873	0	79	26,275	0	1,315	30,024
York Region									
February 2010	3,066	520	1,024	1	89	3,202	0	120	8,023
February 2009	2,227	428	706	2	201	3,595	0	11	7,170
Peel Region									
February 2010	1,323	318	361	33	519	3,963	0	426	6,943
February 2009	1,690	672	238	50	753	4,445	16	428	8,292
Halton Region									
February 2010	1,070	278	330	0	260	802	0	264	3,004
February 2009	1,168	268	266	3	564	984	0	82	3,335
Durham Region									
February 2010	1,141	72	301	0	104	18	0	42	1,678
February 2009	1,175	62	372	5	137	155	0	3	1,909
Toronto CMA									
February 2010	6,892	1,210	2,611	83	875	34,032	8	3,124	48,865
February 2009	6,433	1,808	2,305	81	1,403	34,883	16	1,754	48,683
Oshawa CMA									
February 2010	723	4	64	0	94	18	0	42	945
February 2009	845	2	172	0	131	155	0	3	1,308
Greater Toronto Area									
February 2010	7,538	1,312	2,614	34	1,025	34,557	8	3,400	50,518
February 2009	7,366	1,806	2,455	60	1,734	35,454	16	1,839	50,730

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
February 2010	73	54	0	0	0	152	0	110	389
February 2009	54	54	13	0	0	1,891	0	0	2,012
York Region									
February 2010	369	60	16	0	0	0	0	0	445
February 2009	359	36	51	0	47	0	0	1	494
Peel Region									
February 2010	58	58	20	0	0	297	0	30	463
February 2009	137	38	12	0	0	0	0	0	187
Halton Region									
February 2010	101	14	8	0	21	0	0	0	144
February 2009	125	8	28	2	26	0	0	0	189
Durham Region									
February 2010	126	12	0	0	6	0	0	0	144
February 2009	140	8	38	2	0	0	0	0	188
Toronto CMA									
February 2010	655	190	57	1	13	449	0	140	1,505
February 2009	724	144	125	2	67	1,891	0	1	2,954
Oshawa CMA									
February 2010	65	0	0	0	6	0	0	0	71
February 2009	86	0	17	0	0	0	0	0	103
Greater Toronto Area									
February 2010	727	198	44	0	27	449	0	140	1,585
February 2009	815	144	142	4	73	1,891	0	1	3,070

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
February 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
February 2010	68	7	47	0	4	259	11	207	603
February 2009	121	17	57	0	9	223	14	3	444
York Region									
February 2010	6	2	14	0	12	46	0	0	80
February 2009	9	2	25	0	17	68	0	0	121
Peel Region									
February 2010	309	18	3	3	4	24	15	27	403
February 2009	424	37	2	0	3	0	2	28	496
Halton Region									
February 2010	35	8	23	0	6	19	0	0	91
February 2009	64	9	10	0	4	0	0	0	87
Durham Region									
February 2010	16	0	16	0	10	60	0	0	102
February 2009	45	0	42	0	31	54	0	0	172
Toronto CMA									
February 2010	424	28	92	3	20	361	26	234	1,188
February 2009	634	57	101	0	32	291	16	31	1,162
Oshawa CMA									
February 2010	7	0	6	0	10	60	0	0	83
February 2009	28	0	32	0	31	54	0	0	145
Greater Toronto Area									
February 2010	434	35	103	3	36	408	26	234	1,279
February 2009	663	65	136	0	64	345	16	31	1,320

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket February 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
February 2010	68	54	24	0	0	162	0	24	332
February 2009	57	54	17	0	0	1,875	0	3	2,006
York Region									
February 2010	372	60	14	0	0	7	0	0	453
February 2009	359	34	49	0	39	1	0	1	483
Peel Region									
February 2010	51	58	20	0	0	298	0	0	427
February 2009	112	30	11	0	0	0	0	87	240
Halton Region									
February 2010	104	6	2	0	21	2	0	0	135
February 2009	121	9	28	2	27	0	0	0	187
Durham Region									
February 2010	106	12	9	0	9	0	0	0	136
February 2009	135	8	40	2	5	0	0	0	190
Toronto CMA									
February 2010	647	189	82	1	14	467	0	24	1,424
February 2009	691	134	125	2	60	1,876	0	91	2,979
Oshawa CMA									
February 2010	67	0	1	0	9	0	0	0	77
February 2009	88	0	18	0	5	0	0	0	111
Greater Toronto Area									
February 2010	701	190	69	0	30	469	0	24	1,483
February 2009	784	135	145	4	71	1,876	0	91	3,106

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Toronto CMA
2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596
% Change	-17.0	-5.2	7.5	-47.4	18.7	15.5	133.3	28.9	-1.2
2004	18,979	3,514	4,362	97	1,475	12,450	51	1,187	42,115
% Change	-3.1	-26.5	-1.4	136.6	29.3	-6.3	-67.3	-35.0	-7.4
2003	19,585	4,782	4,422	41	1,141	13,291	156	1,825	45,475
% Change	-11.2	-8.1	4.4	-35.9	-29.4	46.4	-49.2	51.6	3.8
2002	22,049	5,206	4,235	64	1,616	9,081	307	1,204	43,805
% Change	31.3	-6.7	27.7	28.0	8.2	-28.7	56.6	58.4	6.8
2001	16,793	5,582	3,317	50	1,494	12,738	196	760	41,017
% Change	-1.6	0.3	-27.8	-2.0	5.1	27.6	36.1	**	5.2
2000	17,068	5,564	4,595	51	1,422	9,981	144	133	38,982

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Oshawa CMA
2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1
2005	2,301	10	246	0	22	314	37	4	2,934
% Change	-2.3	-85.3	-49.9	n/a	-21.4	49.5	n/a	n/a	-6.9
2004	2,356	68	491	0	28	210	0	0	3,153
% Change	-23.4	-60.5	-10.6	n/a	n/a	191.7	n/a	-100.0	-19.3
2003	3,074	172	549	0	0	72	0	40	3,907
% Change	4.0	83.0	86.1	n/a	-100.0	-20.0	-100.0	n/a	11.9
2002	2,955	94	295	0	40	90	16	0	3,490
% Change	45.0	34.3	-31.6	n/a	n/a	n/a	-27.3	n/a	36.3
2001	2,038	70	431	0	0	0	22	0	2,561
% Change	-5.3	-18.6	5.4	n/a	-100.0	n/a	n/a	-100.0	-10.9
2000	2,152	86	409	0	99	0	0	128	2,874

Source: CMHC (Starts and Completions Survey)

Table 1.2c: History of Housing Starts in the Greater Toronto Area 2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-24.0	-15.7	-35.2	**	39.0	134.9	**	111.0	23.4
2007	16,621	2,890	4,674	18	1,605	9,615	4	803	36,230
% Change	2.1	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.8
2006	16,277	2,894	4,288	12	1,673	13,824	17	1,626	40,611
% Change	-11.5	-14.5	-15.2	-65.7	-16.0	-6.6	-90.0	-3.9	-10.8
2005	18,400	3,385	5,059	35	1,992	14,800	170	1,692	45,533
% Change	-14.7	-7.4	-0.3	-12.5	23.9	13.5	120.8	27.9	-1.9
2004	21,570	3,656	5,074	40	1,608	13,041	77	1,323	46,393
% Change	-5.3	-27.1	-3.5	**	14.0	-3.3	-50.6	-29.1	-7.6
2003	22,770	5,016	5,259	1	1,411	13,482	156	1,865	50,207
% Change	-9.9	-6.1	7.1	-96.3	-28.4	47.1	-52.1	54.9	4.0
2002	25,277	5,342	4,911	27	1,970	9,168	326	1,204	48,274
% Change	32.2	-6.6	26.3	17.4	18.7	-30.2	48.2	58.4	8.2
2001	19,120	5,722	3,889	23	1,659	13,141	220	760	44,620
% Change	-1.6	-0.2	-24.5	109.1	-0.3	30.0	52.8	191.2	4.9
2000	19,434	5,736	5,150	11	1,664	10,108	144	261	42,532

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
February 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	% Change
Toronto City	52	38	4	2	23	47	1,390	830	1,469	917	60.2
Toronto	10	5	2	0	10	9	347	269	369	283	30.4
East York	4	1	0	0	0	0	0	0	4	1	**
Etobicoke	4	2	2	0	0	0	890	0	896	2	**
North York	11	4	0	2	6	0	0	0	17	6	183.3
Scarborough	22	26	0	0	7	38	153	561	182	625	-70.9
York	1	0	0	0	0	0	0	0	1	0	n/a
York Region	384	143	50	16	109	33	0	0	543	192	182.8
Aurora	36	21	2	0	0	0	0	0	38	21	81.0
East Gwillimbury	1	0	0	2	0	0	0	0	1	2	-50.0
Georgina Township	2	0	0	0	0	0	0	0	2	0	n/a
King Township	0	0	0	0	0	0	0	0	0	0	n/a
Markham	6	5	2	10	0	33	0	0	8	48	-83.3
Newmarket	30	22	0	2	0	0	0	0	30	24	25.0
Richmond Hill	98	2	0	0	34	0	0	0	132	2	**
Vaughan	118	33	4	2	75	0	0	0	197	35	**
Whitchurch-Stouffville	93	60	42	0	0	0	0	0	135	60	125.0
Peel Region	132	61	18	2	92	76	0	0	242	139	74.1
Brampton	76	58	8	2	20	0	0	0	104	60	73.3
Caledon	25	1	4	0	17	0	0	0	46	1	**
Mississauga	31	2	6	0	55	76	0	0	92	78	17.9
Halton Region	81	84	28	32	47	33	0	82	156	231	-32.5
Burlington	6	7	28	2	7	17	0	82	41	108	-62.0
Halton Hills	11	8	0	0	0	0	0	0	11	8	37.5
Milton	59	65	0	30	22	0	0	0	81	95	-14.7
Oakville	5	4	0	0	18	16	0	0	23	20	15.0
Durham Region	100	39	0	0	4	0	0	0	104	39	166.7
Ajax	14	14	0	0	4	0	0	0	18	14	28.6
Brock	0	0	0	0	0	0	0	0	0	0	n/a
Clarington	24	5	0	0	0	0	0	0	24	5	**
Oshawa	49	11	0	0	0	0	0	0	49	11	**
Pickering	3	4	0	0	0	0	0	0	3	4	-25.0
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	0	2	0	0	0	0	0	0	0	2	-100.0
Whitby	10	3	0	0	0	0	0	0	10	3	**
Remainder of Toronto CMA	43	25	6	0	3	11	0	0	52	36	44.4
Bradford West Gwillimbury	8	8	0	0	0	0	0	0	8	8	0.0
Town of Mono	2	7	0	0	0	0	0	0	2	7	-71.4
New Tecumseth	14	9	2	0	0	11	0	0	16	20	-20.0
Orangeville	19	1	4	0	3	0	0	0	26	1	**
Toronto CMA	703	364	78	50	271	183	1,390	830	2,442	1,427	71.1
Oshawa CMA	83	19	0	0	0	0	0	0	83	19	**
Greater Toronto Area (GTA)	749	365	100	52	275	189	1,390	912	2,514	1,518	65.6

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - February 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Toronto City	108	92	12	52	43	115	1,557	1,501	1,720	1,760	-2.3
Toronto	23	7	4	0	22	9	514	940	563	956	-41.1
East York	8	6	0	0	0	0	0	0	8	6	33.3
Etobicoke	8	9	2	0	0	0	890	0	900	9	**
North York	29	29	0	46	6	23	0	0	35	98	-64.3
Scarborough	37	40	6	6	15	83	153	561	211	690	-69.4
York	3	1	0	0	0	0	0	0	3	1	200.0
York Region	897	340	108	32	143	122	0	8	1,148	502	128.7
Aurora	82	57	4	12	0	0	0	0	86	69	24.6
East Gwillimbury	11	4	0	2	8	0	0	0	19	6	**
Georgina Township	12	3	0	0	0	0	0	0	12	3	**
King Township	0	0	0	0	0	0	0	0	0	0	n/a
Markham	11	23	10	12	8	52	0	8	29	95	-69.5
Newmarket	51	74	0	4	0	70	0	0	51	148	-65.5
Richmond Hill	159	26	0	0	48	0	0	0	207	26	**
Vaughan	415	53	48	2	75	0	0	0	538	55	**
Whitchurch-Stouffville	156	100	46	0	4	0	0	0	206	100	106.0
Peel Region	234	113	58	118	145	76	26	0	463	307	50.8
Brampton	158	110	46	6	69	0	26	0	299	116	157.8
Caledon	29	1	6	0	17	0	0	0	52	1	**
Mississauga	47	2	6	112	59	76	0	0	112	190	-41.1
Halton Region	316	201	62	66	137	63	182	82	697	412	69.2
Burlington	14	8	42	2	32	17	182	82	270	109	147.7
Halton Hills	26	13	0	0	23	0	0	0	49	13	**
Milton	265	168	20	64	22	24	0	0	307	256	19.9
Oakville	11	12	0	0	60	22	0	0	71	34	108.8
Durham Region	264	83	4	0	17	15	0	100	285	198	43.9
Ajax	44	22	4	0	17	4	0	0	65	26	150.0
Brock	1	1	0	0	0	0	0	0	1	1	0.0
Clarington	69	17	0	0	0	0	0	0	69	17	**
Oshawa	107	25	0	0	0	0	0	0	107	25	**
Pickering	8	5	0	0	0	0	0	0	8	5	60.0
Scugog	3	1	0	0	0	0	0	100	3	101	-97.0
Uxbridge	0	2	0	0	0	11	0	0	0	13	-100.0
Whitby	32	10	0	0	0	0	0	0	32	10	**
Remainder of Toronto CMA	57	48	6	8	3	11	0	0	66	67	-1.5
Bradford West Gwillimbury	17	19	0	8	0	0	0	0	17	27	-37.0
Town of Mono	5	8	0	0	0	0	0	0	5	8	-37.5
New Tecumseth	15	18	2	0	0	11	0	0	17	29	-41.4
Orangeville	20	3	4	0	3	0	0	0	27	3	**
Toronto CMA	1,650	815	208	274	456	385	1,583	1,509	3,897	2,983	30.6
Oshawa CMA	208	52	0	0	0	0	0	0	208	52	**
Greater Toronto Area (GTA)	1,819	829	244	268	485	391	1,765	1,691	4,313	3,179	35.7

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
February 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009
Toronto City	23	47	0	0	736	830	654	0
Toronto	10	9	0	0	347	269	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	389	0	501	0
North York	6	0	0	0	0	0	0	0
Scarborough	7	38	0	0	0	561	153	0
York	0	0	0	0	0	0	0	0
York Region	109	33	0	0	0	0	0	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	0	33	0	0	0	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	34	0	0	0	0	0	0	0
Vaughan	75	0	0	0	0	0	0	0
Whitchurch-Stouffville	0	0	0	0	0	0	0	0
Peel Region	92	76	0	0	0	0	0	0
Brampton	20	0	0	0	0	0	0	0
Caledon	17	0	0	0	0	0	0	0
Mississauga	55	76	0	0	0	0	0	0
Halton Region	47	33	0	0	0	0	0	82
Burlington	7	17	0	0	0	0	0	82
Halton Hills	0	0	0	0	0	0	0	0
Milton	22	0	0	0	0	0	0	0
Oakville	18	16	0	0	0	0	0	0
Durham Region	4	0	0	0	0	0	0	0
Ajax	4	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	0	0	0	0	0	0	0
Oshawa	0	0	0	0	0	0	0	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	0	0	0	0	0	0	0
Remainder of Toronto CMA	3	11	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	11	0	0	0	0	0	0
Orangeville	3	0	0	0	0	0	0	0
Toronto CMA	271	183	0	0	736	830	654	0
Oshawa CMA	0	0	0	0	0	0	0	0
Greater Toronto Area (GTA)	275	189	0	0	736	830	654	82

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - February 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Toronto City	43	115	0	0	886	1,499	671	2
Toronto	22	9	0	0	497	938	17	2
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	389	0	501	0
North York	6	23	0	0	0	0	0	0
Scarborough	15	83	0	0	0	561	153	0
York	0	0	0	0	0	0	0	0
York Region	143	122	0	0	0	0	0	8
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	8	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	8	52	0	0	0	0	0	8
Newmarket	0	70	0	0	0	0	0	0
Richmond Hill	48	0	0	0	0	0	0	0
Vaughan	75	0	0	0	0	0	0	0
Whitchurch-Stouffville	4	0	0	0	0	0	0	0
Peel Region	145	76	0	0	0	0	26	0
Brampton	69	0	0	0	0	0	26	0
Caledon	17	0	0	0	0	0	0	0
Mississauga	59	76	0	0	0	0	0	0
Halton Region	137	63	0	0	182	0	0	82
Burlington	32	17	0	0	182	0	0	82
Halton Hills	23	0	0	0	0	0	0	0
Milton	22	24	0	0	0	0	0	0
Oakville	60	22	0	0	0	0	0	0
Durham Region	17	15	0	0	0	0	0	100
Ajax	17	4	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	0	0	0	0	0	0	0
Oshawa	0	0	0	0	0	0	0	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	100
Uxbridge	0	11	0	0	0	0	0	0
Whitby	0	0	0	0	0	0	0	0
Remainder of Toronto CMA	3	11	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	11	0	0	0	0	0	0
Orangeville	3	0	0	0	0	0	0	0
Toronto CMA	456	385	0	0	886	1,499	697	10
Oshawa CMA	0	0	0	0	0	0	0	0
Greater Toronto Area (GTA)	485	391	0	0	1,068	1,499	697	192

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market February 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009
Toronto City	121	87	694	830	654	0	1,469	917
Toronto	64	14	305	269	0	0	369	283
East York	4	1	0	0	0	0	4	1
Etobicoke	6	2	389	0	501	0	896	2
North York	17	6	0	0	0	0	17	6
Scarborough	29	64	0	561	153	0	182	625
York	1	0	0	0	0	0	1	0
York Region	534	192	9	0	0	0	543	192
Aurora	38	21	0	0	0	0	38	21
East Gwillimbury	1	2	0	0	0	0	1	2
Georgina Township	2	0	0	0	0	0	2	0
King Township	0	0	0	0	0	0	0	0
Markham	8	48	0	0	0	0	8	48
Newmarket	30	24	0	0	0	0	30	24
Richmond Hill	132	2	0	0	0	0	132	2
Vaughan	188	35	9	0	0	0	197	35
Whitchurch-Stouffville	135	60	0	0	0	0	135	60
Peel Region	181	63	61	76	0	0	242	139
Brampton	104	60	0	0	0	0	104	60
Caledon	40	1	6	0	0	0	46	1
Mississauga	37	2	55	76	0	0	92	78
Halton Region	136	132	20	17	0	82	156	231
Burlington	34	9	7	17	0	82	41	108
Halton Hills	11	8	0	0	0	0	11	8
Milton	81	95	0	0	0	0	81	95
Oakville	10	20	13	0	0	0	23	20
Durham Region	104	39	0	0	0	0	104	39
Ajax	18	14	0	0	0	0	18	14
Brock	0	0	0	0	0	0	0	0
Clarington	24	5	0	0	0	0	24	5
Oshawa	49	11	0	0	0	0	49	11
Pickering	3	4	0	0	0	0	3	4
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	2	0	0	0	0	0	2
Whitby	10	3	0	0	0	0	10	3
Remainder of Toronto CMA	45	20	7	16	0	0	52	36
Bradford West Gwillimbury	8	8	0	0	0	0	8	8
Town of Mono	1	0	1	7	0	0	2	7
New Tecumseth	10	11	6	9	0	0	16	20
Orangeville	26	1	0	0	0	0	26	1
Toronto CMA	1,004	505	784	922	654	0	2,442	1,427
Oshawa CMA	83	19	0	0	0	0	83	19
Greater Toronto Area (GTA)	1,076	513	784	923	654	82	2,514	1,518

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - February 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Toronto City	205	259	844	1,499	671	2	1,720	1,760
Toronto	91	16	455	938	17	2	563	956
East York	8	6	0	0	0	0	8	6
Etobicoke	10	9	389	0	501	0	900	9
North York	35	98	0	0	0	0	35	98
Scarborough	58	129	0	561	153	0	211	690
York	3	1	0	0	0	0	3	1
York Region	1,139	494	9	0	0	8	1,148	502
Aurora	86	69	0	0	0	0	86	69
East Gwillimbury	19	6	0	0	0	0	19	6
Georgina Township	12	3	0	0	0	0	12	3
King Township	0	0	0	0	0	0	0	0
Markham	29	87	0	0	0	8	29	95
Newmarket	51	148	0	0	0	0	51	148
Richmond Hill	207	26	0	0	0	0	207	26
Vaughan	529	55	9	0	0	0	538	55
Whitchurch-Stouffville	206	100	0	0	0	0	206	100
Peel Region	361	231	76	76	26	0	463	307
Brampton	258	116	15	0	26	0	299	116
Caledon	46	1	6	0	0	0	52	1
Mississauga	57	114	55	76	0	0	112	190
Halton Region	455	283	242	47	0	82	697	412
Burlington	70	10	200	17	0	82	270	109
Halton Hills	49	13	0	0	0	0	49	13
Milton	307	232	0	24	0	0	307	256
Oakville	29	28	42	6	0	0	71	34
Durham Region	285	98	0	0	0	100	285	198
Ajax	65	26	0	0	0	0	65	26
Brock	1	1	0	0	0	0	1	1
Clarington	69	17	0	0	0	0	69	17
Oshawa	107	25	0	0	0	0	107	25
Pickering	8	5	0	0	0	0	8	5
Scugog	3	1	0	0	0	100	3	101
Uxbridge	0	13	0	0	0	0	0	13
Whitby	32	10	0	0	0	0	32	10
Remainder of Toronto CMA	59	51	7	16	0	0	66	67
Bradford West Gwillimbury	17	27	0	0	0	0	17	27
Town of Mono	4	1	1	7	0	0	5	8
New Tecumseth	11	20	6	9	0	0	17	29
Orangeville	27	3	0	0	0	0	27	3
Toronto CMA	2,222	1,352	978	1,621	697	10	3,897	2,983
Oshawa CMA	208	52	0	0	0	0	208	52
Greater Toronto Area (GTA)	2,445	1,365	1,171	1,622	697	192	4,313	3,179

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
February 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	% Change
Toronto City	73	54	54	54	0	13	262	1,891	389	2,012	-80.7
Toronto	4	9	0	0	0	0	110	1,663	114	1,672	-93.2
East York	0	1	2	0	0	0	0	0	2	1	100.0
Etobicoke	6	5	2	0	0	0	0	0	8	5	60.0
North York	49	33	50	0	0	0	152	228	251	261	-3.8
Scarborough	14	4	0	54	0	0	0	0	14	58	-75.9
York	0	2	0	0	0	13	0	0	0	15	-100.0
York Region	369	359	60	36	16	98	0	1	445	494	-9.9
Aurora	11	13	14	0	0	6	0	0	25	19	31.6
East Gwillimbury	1	2	0	4	0	0	0	0	1	6	-83.3
Georgina Township	4	8	0	0	0	0	0	0	4	8	-50.0
King Township	3	3	0	0	0	0	0	0	3	3	0.0
Markham	120	122	16	18	0	22	0	1	136	163	-16.6
Newmarket	36	21	0	0	16	0	0	0	52	21	147.6
Richmond Hill	11	11	2	0	0	0	0	0	13	11	18.2
Vaughan	136	150	4	8	0	0	0	0	140	158	-11.4
Whitchurch-Stouffville	47	29	24	6	0	70	0	0	71	105	-32.4
Peel Region	58	137	58	38	20	12	327	0	463	187	147.6
Brampton	52	116	14	38	12	12	30	0	108	166	-34.9
Caledon	1	4	0	0	0	0	0	0	1	4	-75.0
Mississauga	5	17	44	0	8	0	297	0	354	17	**
Halton Region	101	127	14	10	29	52	0	0	144	189	-23.8
Burlington	25	20	14	2	8	4	0	0	47	26	80.8
Halton Hills	2	1	0	0	13	0	0	0	15	1	**
Milton	61	57	0	6	0	40	0	0	61	103	-40.8
Oakville	13	49	0	2	8	8	0	0	21	59	-64.4
Durham Region	126	142	12	8	6	38	0	0	144	188	-23.4
Ajax	37	46	12	8	0	0	0	0	49	54	-9.3
Brock	16	0	0	0	0	0	0	0	16	0	n/a
Clarington	14	31	0	0	0	0	0	0	14	31	-54.8
Oshawa	25	23	0	0	0	5	0	0	25	28	-10.7
Pickering	4	6	0	0	0	15	0	0	4	21	-81.0
Scugog	3	1	0	0	0	0	0	0	3	1	200.0
Uxbridge	1	3	0	0	0	6	0	0	1	9	-88.9
Whitby	26	32	0	0	6	12	0	0	32	44	-27.3
Remainder of Toronto CMA	38	14	6	0	13	0	0	0	57	14	**
Bradford West Gwillimbury	30	10	0	0	0	0	0	0	30	10	200.0
Town of Mono	2	0	0	0	0	0	0	0	2	0	n/a
New Tecumseth	2	2	0	0	0	0	0	0	2	2	0.0
Orangeville	4	2	6	0	13	0	0	0	23	2	**
Toronto CMA	656	726	190	144	70	192	589	1,892	1,505	2,954	-49.1
Oshawa CMA	65	86	0	0	6	17	0	0	71	103	-31.1
Greater Toronto Area (GTA)	727	819	198	146	71	213	589	1,892	1,585	3,070	-48.4

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - February 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Toronto City	123	133	60	54	23	140	1,440	2,690	1,646	3,017	-45.4
Toronto	19	21	0	0	0	36	963	2,350	982	2,407	-59.2
East York	8	5	2	0	0	0	198	0	208	5	**
Etobicoke	12	18	4	0	0	0	127	0	143	18	**
North York	56	61	50	0	0	91	152	228	258	380	-32.1
Scarborough	28	26	4	54	0	0	0	112	32	192	-83.3
York	0	2	0	0	23	13	0	0	23	15	53.3
York Region	666	840	156	108	28	238	0	16	850	1,202	-29.3
Aurora	15	69	16	0	0	17	0	0	31	86	-64.0
East Gwillimbury	4	9	0	4	12	4	0	0	16	17	-5.9
Georgina Township	7	14	0	0	0	0	0	0	7	14	-50.0
King Township	3	3	0	0	0	0	0	0	3	3	0.0
Markham	179	310	60	84	0	60	0	16	239	470	-49.1
Newmarket	43	70	0	0	16	0	0	0	59	70	-15.7
Richmond Hill	22	24	8	2	0	0	0	0	30	26	15.4
Vaughan	331	260	38	12	0	10	0	0	369	282	30.9
Whitchurch-Stouffville	62	81	34	6	0	147	0	0	96	234	-59.0
Peel Region	160	316	96	76	39	26	327	0	622	418	48.8
Brampton	113	259	24	74	25	12	30	0	192	345	-44.3
Caledon	1	9	0	2	0	0	0	0	1	11	-90.9
Mississauga	46	48	72	0	14	14	297	0	429	62	**
Halton Region	209	231	24	22	43	132	0	0	276	385	-28.3
Burlington	40	46	14	8	8	10	0	0	62	64	-3.1
Halton Hills	11	3	0	0	13	0	0	0	24	3	**
Milton	118	109	10	12	0	114	0	0	128	235	-45.5
Oakville	40	73	0	2	22	8	0	0	62	83	-25.3
Durham Region	246	295	16	52	33	129	0	0	295	476	-38.0
Ajax	82	86	16	52	10	10	0	0	108	148	-27.0
Brock	17	9	0	0	0	0	0	0	17	9	88.9
Clarington	35	49	0	0	0	0	0	0	35	49	-28.6
Oshawa	47	54	0	0	17	24	0	0	64	78	-17.9
Pickering	6	12	0	0	0	58	0	0	6	70	-91.4
Scugog	4	1	0	0	0	0	0	0	4	1	**
Uxbridge	3	20	0	0	0	6	0	0	3	26	-88.5
Whitby	52	64	0	0	6	31	0	0	58	95	-38.9
Remainder of Toronto CMA	70	46	16	2	17	0	58	0	161	48	**
Bradford West Gwillimbury	39	37	6	2	0	0	0	0	45	39	15.4
Town of Mono	3	0	0	0	0	0	0	0	3	0	n/a
New Tecumseth	24	3	2	0	0	0	0	0	26	3	**
Orangeville	4	6	8	0	17	0	58	0	87	6	**
Toronto CMA	1,279	1,638	354	306	152	600	1,825	2,706	3,610	5,250	-31.2
Oshawa CMA	134	167	0	0	23	55	0	0	157	222	-29.3
Greater Toronto Area (GTA)	1,404	1,815	352	312	166	665	1,767	2,706	3,689	5,498	-32.9

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
February 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009
Toronto City	0	13	0	0	152	1,891	110	0
Toronto	0	0	0	0	0	1,663	110	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	0	0	0
North York	0	0	0	0	152	228	0	0
Scarborough	0	0	0	0	0	0	0	0
York	0	13	0	0	0	0	0	0
York Region	16	98	0	0	0	0	0	1
Aurora	0	6	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	0	22	0	0	0	0	0	1
Newmarket	16	0	0	0	0	0	0	0
Richmond Hill	0	0	0	0	0	0	0	0
Vaughan	0	0	0	0	0	0	0	0
Whitchurch-Stouffville	0	70	0	0	0	0	0	0
Peel Region	20	12	0	0	297	0	30	0
Brampton	12	12	0	0	0	0	30	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	8	0	0	0	297	0	0	0
Halton Region	29	52	0	0	0	0	0	0
Burlington	8	4	0	0	0	0	0	0
Halton Hills	13	0	0	0	0	0	0	0
Milton	0	40	0	0	0	0	0	0
Oakville	8	8	0	0	0	0	0	0
Durham Region	6	38	0	0	0	0	0	0
Ajax	0	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	0	0	0	0	0	0	0
Oshawa	0	5	0	0	0	0	0	0
Pickering	0	15	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	6	0	0	0	0	0	0
Whitby	6	12	0	0	0	0	0	0
Remainder of Toronto CMA	13	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	13	0	0	0	0	0	0	0
Toronto CMA	70	192	0	0	449	1,891	140	1
Oshawa CMA	6	17	0	0	0	0	0	0
Greater Toronto Area (GTA)	71	213	0	0	449	1,891	140	1

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - February 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Toronto City	23	140	0	0	1,245	2,682	195	8
Toronto	0	36	0	0	768	2,342	195	8
East York	0	0	0	0	198	0	0	0
Etobicoke	0	0	0	0	127	0	0	0
North York	0	91	0	0	152	228	0	0
Scarborough	0	0	0	0	0	112	0	0
York	23	13	0	0	0	0	0	0
York Region	28	238	0	0	0	0	0	16
Aurora	0	17	0	0	0	0	0	0
East Gwillimbury	12	4	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	0	60	0	0	0	0	0	16
Newmarket	16	0	0	0	0	0	0	0
Richmond Hill	0	0	0	0	0	0	0	0
Vaughan	0	10	0	0	0	0	0	0
Whitchurch-Stouffville	0	147	0	0	0	0	0	0
Peel Region	39	26	0	0	297	0	30	0
Brampton	25	12	0	0	0	0	30	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	14	14	0	0	297	0	0	0
Halton Region	43	132	0	0	0	0	0	0
Burlington	8	10	0	0	0	0	0	0
Halton Hills	13	0	0	0	0	0	0	0
Milton	0	114	0	0	0	0	0	0
Oakville	22	8	0	0	0	0	0	0
Durham Region	30	129	3	0	0	0	0	0
Ajax	10	10	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	0	0	0	0	0	0	0
Oshawa	14	24	3	0	0	0	0	0
Pickering	0	58	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	6	0	0	0	0	0	0
Whitby	6	31	0	0	0	0	0	0
Remainder of Toronto CMA	17	0	0	0	58	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	17	0	0	0	58	0	0	0
Toronto CMA	152	600	0	0	1,600	2,682	225	24
Oshawa CMA	20	55	3	0	0	0	0	0
Greater Toronto Area (GTA)	163	665	3	0	1,542	2,682	225	24

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market February 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009	Feb 2010	Feb 2009
Toronto City	127	121	152	1,891	110	0	389	2,012
Toronto	4	9	0	1,663	110	0	114	1,672
East York	2	1	0	0	0	0	2	1
Etobicoke	8	5	0	0	0	0	8	5
North York	99	33	152	228	0	0	251	261
Scarborough	14	58	0	0	0	0	14	58
York	0	15	0	0	0	0	0	15
York Region	445	446	0	47	0	1	445	494
Aurora	25	19	0	0	0	0	25	19
East Gwillimbury	1	6	0	0	0	0	1	6
Georgina Township	4	8	0	0	0	0	4	8
King Township	3	3	0	0	0	0	3	3
Markham	136	151	0	11	0	1	136	163
Newmarket	52	21	0	0	0	0	52	21
Richmond Hill	13	11	0	0	0	0	13	11
Vaughan	140	158	0	0	0	0	140	158
Whitchurch-Stouffville	71	69	0	36	0	0	71	105
Peel Region	136	187	297	0	30	0	463	187
Brampton	78	166	0	0	30	0	108	166
Caledon	1	4	0	0	0	0	1	4
Mississauga	57	17	297	0	0	0	354	17
Halton Region	123	161	21	28	0	0	144	189
Burlington	39	18	8	8	0	0	47	26
Halton Hills	10	1	5	0	0	0	15	1
Milton	61	91	0	12	0	0	61	103
Oakville	13	51	8	8	0	0	21	59
Durham Region	138	186	6	2	0	0	144	188
Ajax	49	54	0	0	0	0	49	54
Brock	16	0	0	0	0	0	16	0
Clarington	14	31	0	0	0	0	14	31
Oshawa	25	28	0	0	0	0	25	28
Pickering	4	21	0	0	0	0	4	21
Scugog	3	1	0	0	0	0	3	1
Uxbridge	1	7	0	2	0	0	1	9
Whitby	26	44	6	0	0	0	32	44
Remainder of Toronto CMA	56	14	1	0	0	0	57	14
Bradford West Gwillimbury	30	10	0	0	0	0	30	10
Town of Mono	1	0	1	0	0	0	2	0
New Tecumseth	2	2	0	0	0	0	2	2
Orangeville	23	2	0	0	0	0	23	2
Toronto CMA	902	993	463	1,960	140	1	1,505	2,954
Oshawa CMA	65	103	6	0	0	0	71	103
Greater Toronto Area (GTA)	969	1,101	476	1,968	140	1	1,585	3,070

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market January - February 2010								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Toronto City	206	280	1,245	2,729	195	8	1,646	3,017
Toronto	19	33	768	2,366	195	8	982	2,407
East York	10	5	198	0	0	0	208	5
Etobicoke	16	18	127	0	0	0	143	18
North York	106	129	152	251	0	0	258	380
Scarborough	32	80	0	112	0	0	32	192
York	23	15	0	0	0	0	23	15
York Region	850	1,129	0	57	0	16	850	1,202
Aurora	31	86	0	0	0	0	31	86
East Gwillimbury	16	17	0	0	0	0	16	17
Georgina Township	7	14	0	0	0	0	7	14
King Township	3	3	0	0	0	0	3	3
Markham	239	443	0	11	0	16	239	470
Newmarket	59	70	0	0	0	0	59	70
Richmond Hill	30	26	0	0	0	0	30	26
Vaughan	369	272	0	10	0	0	369	282
Whitchurch-Stouffville	96	198	0	36	0	0	96	234
Peel Region	280	415	312	3	30	0	622	418
Brampton	154	345	8	0	30	0	192	345
Caledon	1	8	0	3	0	0	1	11
Mississauga	125	62	304	0	0	0	429	62
Halton Region	247	295	29	90	0	0	276	385
Burlington	54	55	8	9	0	0	62	64
Halton Hills	19	3	5	0	0	0	24	3
Milton	128	162	0	73	0	0	128	235
Oakville	46	75	16	8	0	0	62	83
Durham Region	280	451	12	25	3	0	295	476
Ajax	108	148	0	0	0	0	108	148
Brock	17	9	0	0	0	0	17	9
Clarington	35	49	0	0	0	0	35	49
Oshawa	55	78	6	0	3	0	64	78
Pickering	6	70	0	0	0	0	6	70
Scugog	4	1	0	0	0	0	4	1
Uxbridge	3	20	0	6	0	0	3	26
Whitby	52	76	6	19	0	0	58	95
Remainder of Toronto CMA	98	48	63	0	0	0	161	48
Bradford West Gwillimbury	45	39	0	0	0	0	45	39
Town of Mono	2	0	1	0	0	0	3	0
New Tecumseth	22	3	4	0	0	0	26	3
Orangeville	29	6	58	0	0	0	87	6
Toronto CMA	1,744	2,350	1,641	2,876	225	24	3,610	5,250
Oshawa CMA	142	203	12	19	3	0	157	222
Greater Toronto Area (GTA)	1,863	2,570	1,598	2,904	228	24	3,689	5,498

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
February 2010	2	2.9	0	0.0	8	11.8	6	8.8	52	76.5	68	906,500	1,227,963
February 2009	4	7.0	0	0.0	0	0.0	8	14.0	45	78.9	57	950,000	1,055,162
Year-to-date 2010	5	4.2	3	2.5	11	9.2	14	11.7	87	72.5	120	910,000	1,164,464
Year-to-date 2009	8	6.1	3	2.3	3	2.3	23	17.6	94	71.8	131	900,000	980,019
Toronto													
February 2010	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
February 2009	0	0.0	0	0.0	0	0.0	2	14.3	12	85.7	14	1,397,500	1,461,643
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	5.9	16	94.1	17	1,100,000	1,247,638
Year-to-date 2009	0	0.0	0	0.0	0	0.0	3	12.0	22	88.0	25	1,200,000	1,469,240
East York													
February 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
February 2009	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	14.3	6	85.7	7	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	2	33.3	4	66.7	6	--	--
Etobicoke													
February 2010	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
February 2009	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	3	18.8	13	81.3	16	1,339,900	1,379,750
Year-to-date 2009	0	0.0	0	0.0	0	0.0	0	0.0	14	100.0	14	950,000	922,429
North York													
February 2010	0	0.0	0	0.0	0	0.0	2	4.7	41	95.3	43	949,990	1,390,867
February 2009	0	0.0	0	0.0	0	0.0	1	3.6	27	96.4	28	1,000,000	1,068,775
Year-to-date 2010	0	0.0	0	0.0	0	0.0	2	3.8	50	96.2	52	1,386,450	1,435,223
Year-to-date 2009	0	0.0	0	0.0	0	0.0	2	3.6	53	96.4	55	950,000	1,016,518
Scarborough													
February 2010	2	14.3	0	0.0	8	57.1	4	28.6	0	0.0	14	497,990	489,334
February 2009	4	80.0	0	0.0	0	0.0	1	20.0	0	0.0	5	--	--
Year-to-date 2010	5	17.9	3	10.7	11	39.3	7	25.0	2	7.1	28	490,990	496,224
Year-to-date 2009	8	29.6	3	11.1	3	11.1	12	44.4	1	3.7	27	469,990	492,775
York													
February 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2009	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	4	100.0	0	0.0	4	--	--

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
February 2010	37	9.9	94	25.3	67	18.0	158	42.5	16	4.3	372	493,900	523,555
February 2009	25	7.0	49	13.6	61	17.0	198	55.2	26	7.2	359	539,990	557,795
Year-to-date 2010	52	7.7	105	15.5	107	15.8	376	55.6	36	5.3	676	547,990	554,513
Year-to-date 2009	85	10.2	123	14.7	146	17.4	430	51.4	53	6.3	837	527,990	551,526
Aurora													
February 2010	0	0.0	3	27.3	2	18.2	6	54.5	0	0.0	11	511,990	518,395
February 2009	0	0.0	2	15.4	0	0.0	11	84.6	0	0.0	13	558,900	538,543
Year-to-date 2010	0	0.0	3	20.0	4	26.7	7	46.7	1	6.7	15	511,990	544,749
Year-to-date 2009	1	1.4	8	11.6	26	37.7	33	47.8	1	1.4	69	487,990	515,739
East Gwillimbury													
February 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
February 2009	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	--	--
Year-to-date 2010	1	25.0	1	25.0	0	0.0	0	0.0	2	50.0	4	--	--
Year-to-date 2009	3	33.3	1	11.1	0	0.0	1	11.1	4	44.4	9	--	--
Georgina Township													
February 2010	3	75.0	0	0.0	0	0.0	1	25.0	0	0.0	4	--	--
February 2009	7	87.5	1	12.5	0	0.0	0	0.0	0	0.0	8	--	--
Year-to-date 2010	5	71.4	0	0.0	0	0.0	1	14.3	1	14.3	7	--	--
Year-to-date 2009	12	85.7	1	7.1	0	0.0	1	7.1	0	0.0	14	353,150	373,211
King Township													
February 2010	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	4	--	--
February 2009	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	4	--	--
Year-to-date 2009	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
Markham													
February 2010	3	2.5	39	32.5	31	25.8	44	36.7	3	2.5	120	474,990	511,947
February 2009	3	2.5	11	9.0	38	31.1	68	55.7	2	1.6	122	530,945	524,674
Year-to-date 2010	4	2.2	39	21.7	47	26.1	84	46.7	6	3.3	180	500,990	537,946
Year-to-date 2009	5	1.6	47	15.2	61	19.7	191	61.8	5	1.6	309	547,990	555,808
Newmarket													
February 2010	16	44.4	9	25.0	7	19.4	4	11.1	0	0.0	36	417,990	422,200
February 2009	14	66.7	4	19.0	3	14.3	0	0.0	0	0.0	21	357,990	382,420
Year-to-date 2010	20	47.6	10	23.8	8	19.0	4	9.5	0	0.0	42	406,490	419,233
Year-to-date 2009	54	77.1	6	8.6	6	8.6	4	5.7	0	0.0	70	354,990	383,158
Richmond Hill													
February 2010	0	0.0	6	50.0	2	16.7	4	33.3	0	0.0	12	448,490	499,384
February 2009	0	0.0	0	0.0	2	18.2	4	36.4	5	45.5	11	590,000	870,071
Year-to-date 2010	0	0.0	6	26.1	7	30.4	10	43.5	0	0.0	23	474,900	536,711
Year-to-date 2009	0	0.0	3	12.5	6	25.0	9	37.5	6	25.0	24	543,990	687,185
Vaughan													
February 2010	1	0.7	22	16.2	10	7.4	95	69.9	8	5.9	136	569,990	568,517
February 2009	1	0.7	20	13.3	8	5.3	107	71.3	14	9.3	150	583,490	598,923
Year-to-date 2010	4	1.2	27	8.0	24	7.1	261	77.2	22	6.5	338	584,990	594,213
Year-to-date 2009	4	1.6	30	11.6	19	7.4	179	69.4	26	10.1	258	570,445	602,805
Whitchurch-Stouffville													
February 2010	14	29.2	15	31.3	15	31.3	2	4.2	2	4.2	48	425,990	460,611
February 2009	0	0.0	10	34.5	10	34.5	6	20.7	3	10.3	29	475,960	519,608
Year-to-date 2010	18	28.6	19	30.2	17	27.0	7	11.1	2	3.2	63	425,990	460,811
Year-to-date 2009	6	7.4	27	33.3	28	34.6	11	13.6	9	11.1	81	461,165	502,033

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
February 2010	14	27.5	13	25.5	5	9.8	16	31.4	3	5.9	51	437,900	525,660
February 2009	19	17.0	33	29.5	15	13.4	30	26.8	15	13.4	112	456,400	555,560
Year-to-date 2010	32	19.6	24	14.7	22	13.5	54	33.1	31	19.0	163	509,900	583,114
Year-to-date 2009	66	21.7	83	27.3	43	14.1	93	30.6	19	6.3	304	452,445	501,834
Brampton													
February 2010	14	31.1	13	28.9	5	11.1	13	28.9	0	0.0	45	422,900	456,395
February 2009	19	20.9	31	34.1	14	15.4	27	29.7	0	0.0	91	438,990	458,300
Year-to-date 2010	32	28.3	24	21.2	18	15.9	36	31.9	3	2.7	113	456,900	474,583
Year-to-date 2009	64	25.8	78	31.5	39	15.7	64	25.8	3	1.2	248	435,400	456,079
Caledon													
February 2010	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
February 2009	0	0.0	0	0.0	1	33.3	1	33.3	1	33.3	3	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	4	100.0	0	0.0	4	--	--
Year-to-date 2009	1	12.5	0	0.0	1	12.5	4	50.0	2	25.0	8	--	--
Mississauga													
February 2010	0	0.0	0	0.0	0	0.0	2	40.0	3	60.0	5	--	--
February 2009	0	0.0	2	11.1	0	0.0	2	11.1	14	77.8	18	850,000	939,867
Year-to-date 2010	0	0.0	0	0.0	4	8.7	14	30.4	28	60.9	46	850,000	850,822
Year-to-date 2009	1	2.1	5	10.4	3	6.3	25	52.1	14	29.2	48	570,400	688,783
Halton Region													
February 2010	15	14.4	33	31.7	40	38.5	15	14.4	1	1.0	104	450,450	478,257
February 2009	20	16.3	27	22.0	19	15.4	43	35.0	14	11.4	123	489,900	644,854
Year-to-date 2010	28	13.8	51	25.1	78	38.4	27	13.3	19	9.4	203	459,900	566,115
Year-to-date 2009	39	16.3	58	24.2	39	16.3	75	31.3	29	12.1	240	473,445	614,162
Burlington													
February 2010	1	4.2	9	37.5	13	54.2	1	4.2	0	0.0	24	450,000	452,910
February 2009	1	4.8	6	28.6	4	19.0	5	23.8	5	23.8	21	495,990	787,421
Year-to-date 2010	1	2.4	11	26.8	26	63.4	2	4.9	1	2.4	41	456,990	545,602
Year-to-date 2009	7	12.7	12	21.8	10	18.2	19	34.5	7	12.7	55	493,990	640,101
Halton Hills													
February 2010	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
February 2009	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	--	--
Year-to-date 2010	0	0.0	2	18.2	2	18.2	2	18.2	5	45.5	11	689,900	700,616
Year-to-date 2009	0	0.0	3	60.0	0	0.0	2	40.0	0	0.0	5	--	--
Milton													
February 2010	14	23.0	23	37.7	22	36.1	2	3.3	0	0.0	61	430,900	434,000
February 2009	15	26.3	20	35.1	8	14.0	14	24.6	0	0.0	57	429,900	476,146
Year-to-date 2010	27	22.9	38	32.2	46	39.0	4	3.4	3	2.5	118	440,900	449,809
Year-to-date 2009	28	25.2	43	38.7	22	19.8	18	16.2	0	0.0	111	430,900	458,423
Oakville													
February 2010	0	0.0	0	0.0	4	23.5	12	70.6	1	5.9	17	529,590	676,944
February 2009	4	9.1	0	0.0	7	15.9	24	54.5	9	20.5	44	591,490	800,796
Year-to-date 2010	0	0.0	0	0.0	4	12.1	19	57.6	10	30.3	33	647,990	962,648
Year-to-date 2009	4	5.8	0	0.0	7	10.1	36	52.2	22	31.9	69	656,990	852,603

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
February 2010	49	46.2	8	7.5	10	9.4	37	34.9	2	1.9	106	426,990	444,866
February 2009	72	52.6	10	7.3	27	19.7	23	16.8	5	3.6	137	397,700	424,374
Year-to-date 2010	104	46.0	15	6.6	24	10.6	79	35.0	4	1.8	226	433,445	444,843
Year-to-date 2009	165	58.9	19	6.8	41	14.6	49	17.5	6	2.1	280	371,440	409,903
Ajax													
February 2010	2	5.9	1	2.9	4	11.8	27	79.4	0	0.0	34	545,500	546,231
February 2009	6	15.0	7	17.5	21	52.5	6	15.0	0	0.0	40	479,900	471,313
Year-to-date 2010	9	11.1	1	1.2	11	13.6	60	74.1	0	0.0	81	544,440	528,886
Year-to-date 2009	18	24.0	9	12.0	29	38.7	19	25.3	0	0.0	75	479,900	472,323
Brock													
February 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Clarington													
February 2010	11	78.6	1	7.1	0	0.0	1	7.1	1	7.1	14	320,945	394,194
February 2009	20	64.5	1	3.2	2	6.5	5	16.1	3	9.7	31	329,990	419,585
Year-to-date 2010	29	82.9	3	8.6	1	2.9	1	2.9	1	2.9	35	322,990	363,674
Year-to-date 2009	36	72.0	2	4.0	2	4.0	7	14.0	3	6.0	50	325,945	389,822
Oshawa													
February 2010	19	73.1	3	11.5	3	11.5	1	3.8	0	0.0	26	306,900	339,857
February 2009	22	84.6	0	0.0	2	7.7	2	7.7	0	0.0	26	344,945	355,325
Year-to-date 2010	37	77.1	5	10.4	4	8.3	2	4.2	0	0.0	48	330,945	344,056
Year-to-date 2009	47	79.7	4	6.8	6	10.2	2	3.4	0	0.0	59	334,900	348,205
Pickering													
February 2010	0	0.0	0	0.0	0	0.0	4	100.0	0	0.0	4	--	--
February 2009	0	0.0	0	0.0	1	16.7	5	83.3	0	0.0	6	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	6	100.0	0	0.0	6	--	--
Year-to-date 2009	0	0.0	0	0.0	3	25.0	8	66.7	1	8.3	12	603,850	602,817
Scugog													
February 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
February 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Uxbridge													
February 2010	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
February 2009	0	0.0	0	0.0	1	33.3	2	66.7	0	0.0	3	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	2	66.7	1	33.3	3	--	--
Year-to-date 2009	11	55.0	0	0.0	1	5.0	8	40.0	0	0.0	20	384,400	430,112
Whitby													
February 2010	17	63.0	3	11.1	3	11.1	3	11.1	1	3.7	27	365,990	426,384
February 2009	24	77.4	2	6.5	0	0.0	3	9.7	2	6.5	31	329,900	388,118
Year-to-date 2010	29	54.7	6	11.3	8	15.1	8	15.1	2	3.8	53	382,590	428,684
Year-to-date 2009	53	82.8	4	6.3	0	0.0	5	7.8	2	3.1	64	339,490	366,835

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
February 2010	36	94.7	1	2.6	0	0.0	1	2.6	0	0.0	38	330,445	334,846
February 2009	8	57.1	1	7.1	4	28.6	1	7.1	0	0.0	14	383,945	410,433
Year-to-date 2010	64	91.4	4	5.7	0	0.0	2	2.9	0	0.0	70	322,945	329,425
Year-to-date 2009	30	66.7	7	15.6	5	11.1	3	6.7	0	0.0	45	353,900	384,852
Bradford West Gwillimbury													
February 2010	29	96.7	1	3.3	0	0.0	0	0.0	0	0.0	30	329,990	326,479
February 2009	7	70.0	0	0.0	3	30.0	0	0.0	0	0.0	10	371,495	389,447
Year-to-date 2010	35	89.7	4	10.3	0	0.0	0	0.0	0	0.0	39	344,990	341,802
Year-to-date 2009	28	77.8	4	11.1	4	11.1	0	0.0	0	0.0	36	350,000	365,169
Town of Mono													
February 2010	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	--	--
February 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	1	33.3	0	0.0	0	0.0	2	66.7	0	0.0	3	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
New Tecumseth													
February 2010	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
February 2009	1	50.0	0	0.0	0	0.0	1	50.0	0	0.0	2	--	--
Year-to-date 2010	24	100.0	0	0.0	0	0.0	0	0.0	0	0.0	24	284,990	285,657
Year-to-date 2009	2	66.7	0	0.0	0	0.0	1	33.3	0	0.0	3	--	--
Orangeville													
February 2010	4	100.0	0	0.0	0	0.0	0	0.0	0	0.0	4	--	--
February 2009	0	0.0	1	50.0	1	50.0	0	0.0	0	0.0	2	--	--
Year-to-date 2010	4	100.0	0	0.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2009	0	0.0	3	50.0	1	16.7	2	33.3	0	0.0	6	--	--
Toronto CMA													
February 2010	105	16.2	133	20.5	111	17.1	227	35.0	72	11.1	648	490,990	583,263
February 2009	81	11.7	111	16.0	118	17.0	288	41.6	95	13.7	693	521,990	598,852
Year-to-date 2010	189	14.8	177	13.8	203	15.8	539	42.1	173	13.5	1,281	527,000	604,072
Year-to-date 2009	250	15.5	271	16.8	259	16.1	640	39.8	189	11.7	1,609	508,500	573,859
Oshawa CMA													
February 2010	47	70.1	7	10.4	6	9.0	5	7.5	2	3.0	67	335,990	386,080
February 2009	66	75.0	3	3.4	4	4.5	10	11.4	5	5.7	88	333,445	389,514
Year-to-date 2010	95	69.9	14	10.3	13	9.6	11	8.1	3	2.2	136	345,945	382,085
Year-to-date 2009	136	78.6	10	5.8	8	4.6	14	8.1	5	2.9	173	333,990	367,125
Greater Toronto Area													
February 2010	117	16.7	148	21.1	130	18.5	232	33.1	74	10.6	701	480,990	573,420
February 2009	140	17.8	119	15.1	122	15.5	302	38.3	105	13.3	788	508,990	583,847
Year-to-date 2010	221	15.9	198	14.3	242	17.4	550	39.6	177	12.8	1,388	513,445	594,445
Year-to-date 2009	363	20.3	286	16.0	272	15.2	670	37.4	201	11.2	1,792	496,295	560,680

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
February 2010

Submarket	Feb 2010	Feb 2009	% Change	YTD 2010	YTD 2009	% Change
Toronto City	1,227,963	1,055,162	16.4	1,164,464	980,019	18.8
Toronto	--	1,461,643	n/a	1,247,638	1,469,240	-15.1
East York	--	--	n/a	--	--	n/a
Etobicoke	--	--	n/a	1,379,750	922,429	49.6
North York	1,390,867	1,068,775	30.1	1,435,223	1,016,518	41.2
Scarborough	489,334	--	n/a	496,224	492,775	0.7
York	--	--	n/a	--	--	n/a
York Region	523,555	557,795	-6.1	554,513	551,526	0.5
Aurora	518,395	538,543	-3.7	544,749	515,739	5.6
East Gwillimbury	--	--	n/a	--	--	n/a
Georgina Township	--	--	n/a	--	373,211	n/a
King Township	--	--	n/a	--	--	n/a
Markham	511,947	524,674	-2.4	537,946	555,808	-3.2
Newmarket	422,200	382,420	10.4	419,233	383,158	9.4
Richmond Hill	499,384	870,071	-42.6	536,711	687,185	-21.9
Vaughan	568,517	598,923	-5.1	594,213	602,805	-1.4
Whitchurch-Stouffville	460,611	519,608	-11.4	460,811	502,033	-8.2
Peel Region	525,660	555,560	-5.4	583,114	501,834	16.2
Brampton	456,395	458,300	-0.4	474,583	456,079	4.1
Caledon	--	--	n/a	--	--	n/a
Mississauga	--	939,867	n/a	850,822	688,783	23.5
Halton Region	478,257	644,854	-25.8	566,115	614,162	-7.8
Burlington	452,910	787,421	-42.5	545,602	640,101	-14.8
Halton Hills	--	--	n/a	700,616	--	n/a
Milton	434,000	476,146	-8.9	449,809	458,423	-1.9
Oakville	676,944	800,796	-15.5	962,648	852,603	12.9
Durham Region	444,866	424,374	4.8	444,843	409,903	8.5
Ajax	546,231	471,313	15.9	528,886	472,323	12.0
Brock	--	--	n/a	--	--	n/a
Clarington	394,194	419,585	-6.1	363,674	389,822	-6.7
Oshawa	339,857	355,325	-4.4	344,056	348,205	-1.2
Pickering	--	--	n/a	--	602,817	n/a
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	--	n/a	--	430,112	n/a
Whitby	426,384	388,118	9.9	428,684	366,835	16.9
Remainder of Toronto CMA	334,846	410,433	-18.4	329,425	384,852	-14.4
Bradford West Gwillimbury	326,479	389,447	-16.2	341,802	365,169	-6.4
Town of Mono	--	--	n/a	--	--	n/a
New Tecumseth	--	--	n/a	285,657	--	n/a
Orangeville	--	--	n/a	--	--	n/a
Toronto CMA	583,263	598,852	-2.6	604,072	573,859	5.3
Oshawa CMA	386,080	389,514	-0.9	382,085	367,125	4.1
Greater Toronto Area (GTA)	573,420	583,847	-1.8	594,445	560,680	6.0

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
February 2010

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2009	January	2,670	-47.4	4,461	10,360	11,769	37.9	343,632	-8.2	361,059
	February	4,116	-31.6	5,255	10,360	11,507	45.7	361,361	-5.4	357,351
	March	6,171	-6.9	6,105	13,357	11,639	52.5	362,050	-4.8	371,444
	April	8,107	-7.5	6,624	12,995	10,240	64.7	385,641	-3.3	378,076
	May	9,589	1.9	7,268	13,686	10,862	66.9	395,609	-0.6	385,567
	June	10,951	27.4	8,225	13,357	11,177	73.6	403,918	2.0	390,647
	July	9,967	27.6	8,157	12,174	11,235	72.6	395,414	6.5	399,984
	August	8,042	27.3	8,363	10,646	11,615	72.0	387,899	6.3	400,183
	September	8,196	27.9	8,251	12,185	10,289	80.2	406,877	10.3	406,605
	October	8,453	64.2	8,500	11,532	11,065	76.8	423,507	20.0	410,790
	November	7,452	104.7	8,962	9,938	12,048	74.4	418,502	13.5	412,615
	December	5,541	115.2	9,084	5,506	12,652	71.8	411,931	14.0	432,501
2010	January	4,986	86.7	8,688	10,021	12,037	72.2	409,058	19.0	434,329
	February	7,291	77.1	9,336	12,726	13,768	67.8	431,509	19.4	428,663
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2009	12,957	-26.9		34,077			358,036	-5.6	
	Q1 2010	N/A			N/A			N/A		
	YTD 2009	6,786	-38.8		20,720			354,386	-6.4	
	YTD 2010	12,277	80.9		22,747			422,391	19.2	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa February 2010										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2009	January	350	-36.8	553	1,348	1,297	42.6	257,095	5.5	264,463
	February	506	-34.3	568	1,212	1,238	45.9	263,838	-2.8	266,370
	March	694	-15.8	628	779	708	88.7	263,970	-4.2	263,776
	April	843	-14.8	680	779	620	109.7	269,596	-2.2	268,541
	May	1,026	-2.4	744	1,546	1,150	64.7	278,592	-1.5	272,066
	June	1,115	15.4	836	1,468	1,313	63.7	281,765	-0.5	273,794
	July	1,033	15.8	868	1,313	1,342	64.7	285,247	3.7	281,499
	August	876	17.4	839	1,169	1,180	71.1	278,480	2.8	279,424
	September	825	9.3	881	1,169	1,091	80.7	282,308	5.2	282,706
	October	858	49.0	920	1,169	1,183	77.8	288,986	9.1	288,672
	November	695	69.9	888	986	1,307	68.0	286,497	6.5	287,926
	December	507	91.3	954	547	1,439	66.3	286,724	9.1	293,920
2010	January	532	52.0	847	1,120	1,076	78.7	289,195	12.5	297,429
	February	819	61.9	924	1,481	1,516	61.0	286,635	8.6	289,781
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2009	1,550	-27.8		3,339			262,374	-1.3	
	Q1 2010	N/A			N/A			N/A		
	YTD 2009	856	-35.3		2,560			261,081	0.5	
	YTD 2010	1,351	57.8		2,601			287,643	10.2	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA February 2010										
		Inteterest Rates			NHPI, Total, Toronto CMA 1997=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	146.5	112.5	2,910	8.0	68.8	854
	February	627	5.00	5.79	146.4	113.2	2,905	8.7	69.0	850
	March	613	4.50	5.55	145.9	113.8	2,900	9.1	69.1	850
	April	596	3.90	5.25	145.0	113.1	2,903	9.2	69.1	850
	May	596	3.90	5.25	144.6	113.9	2,897	9.3	68.9	850
	June	631	3.75	5.85	144.6	114.0	2,877	9.7	68.6	856
	July	631	3.75	5.85	144.7	113.6	2,863	10.0	68.4	856
	August	631	3.75	5.85	145.0	113.6	2,867	10.0	68.4	855
	September	610	3.70	5.49	145.7	113.7	2,880	9.6	68.2	857
	October	630	3.80	5.84	146.2	114.0	2,889	9.4	68.1	858
	November	616	3.60	5.59	147.0	114.4	2,898	9.3	68.1	860
	December	610	3.60	5.49	148.0	113.9	2,905	9.4	68.2	856
2010	January	610	3.60	5.49	148.9	114.5	2,915	9.4	68.4	856
	February	604	3.60	5.39		115.1	2,916	9.4	68.3	860
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA February 2010										
		Inteterest Rates			NHPI, Total, Toronto CMA 1997=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (.000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	146.5	112.5	183.0	8.2	68.5	848
	February	627	5.00	5.79	146.4	113.2	180.0	8.3	67.4	851
	March	613	4.50	5.55	145.9	113.8	177.9	8.5	66.7	853
	April	596	3.90	5.25	145.0	113.1	177.2	7.8	65.8	861
	May	596	3.90	5.25	144.6	113.9	177.5	8.0	65.9	869
	June	631	3.75	5.85	144.6	114.0	177.9	8.4	66.3	865
	July	631	3.75	5.85	144.7	113.6	178.6	9.6	67.3	868
	August	631	3.75	5.85	145.0	113.6	180.8	9.8	68.1	879
	September	610	3.70	5.49	145.7	113.7	183.1	9.2	68.5	894
	October	630	3.80	5.84	146.2	114.0	182.5	9.2	68.1	907
	November	616	3.60	5.59	147.0	114.4	180.4	9.3	67.3	906
	December	610	3.60	5.49	148.0	113.9	178.5	9.9	67.0	900
2010	January	610	3.60	5.49	148.9	114.5	179.1	10.4	67.4	891
	February	604	3.60	5.39		115.1	181.2	10.3	68.1	878
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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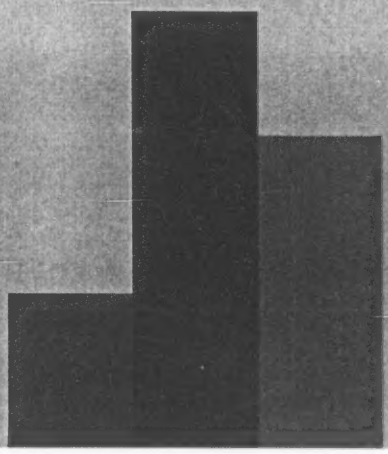

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